

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

609/233-239 COLLINS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

603/225 ELIZABETH STREET MELBOURNE VIC 3000	\$400,000	05-Dec-24
1306/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$395,000	09-Jan-24
608/233-239 COLLINS STREET MELBOURNE VIC 3000	\$378,000	01-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 February 2025

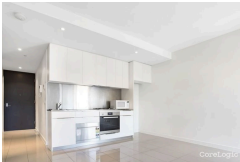


**603/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$400,000** Sold Date **05-Dec-24**

Distance **0.46km**



**1306/22 COROMANDEL PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$395,000** Sold Date **09-Jan-24**

Distance **0.44km**



**608/233-239 COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$378,000** Sold Date **01-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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